003.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,900 / 1,068,900
					USE VALUE:	1,068,900 / 1,068,900
					ASSESSED:	1,068,900 / 1,068,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-17A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT CHARLES JR & MAUREE
Owner 2:	
Owner 3:	
Street 1:	100 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Asbestos Exterior and 3019 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	634,200	2,700	432,000	1,068,900
Total Card	0.092	634,200	2,700	432,000	1,068,900
Total Parcel	0.092	634,200	2,700	432,000	1,068,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.12 /Parcel: 354.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3356

GIS Ref

GIS Ref

Insp Date 08/26/17

!334!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	634,200	2700	4,000.	432,000	1,068,900		Year end	12/23/2021
2021	104	FV	606,200	2700	4,000.	432,000	1,040,900		Year End Roll	12/10/2020
2020	104	FV	606,600	2700	4,000.	432,000	1,041,300	1,041,300	Year End Roll	12/18/2019
2019	104	FV	436,800	2700	4,000.	459,000	898,500	898,500	Year End Roll	1/3/2019
2018	104	FV	436,800	2700	4,000.	334,800	774,300	774,300	Year End Roll	12/20/2017
2017	104	FV	409,400	0	4,000.	291,600	701,000	701,000	Year End Roll	1/3/2017
2016	104	FV	409,400	0	4,000.	248,400	657,800	657,800	Year End	1/4/2016
2015	104	FV	365,800	0	4,000.	243,000	608,800	608,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:21:47

LAST REV

Date	Time
09/13/17	11:30:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 334

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13046-511		8/27/1976		53,000	No	No	N	

USER DEFINED

Prior Id # 1:	3356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2006	885	Redo Kit	30,000			G8	GR FY08	& bth 8 windows 2
6/25/2001	422	Porch	7,500	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/12/2009	Measured	372	PATRIOT
12/28/2006	Permit Visit	BR	B Rossignol
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99785489
Const Adj.:	0.93100190
Adj $ / SQ:	167.221
Other Features:	140058
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710994
Depreciation:	76787
Depreciated Total:	634207

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

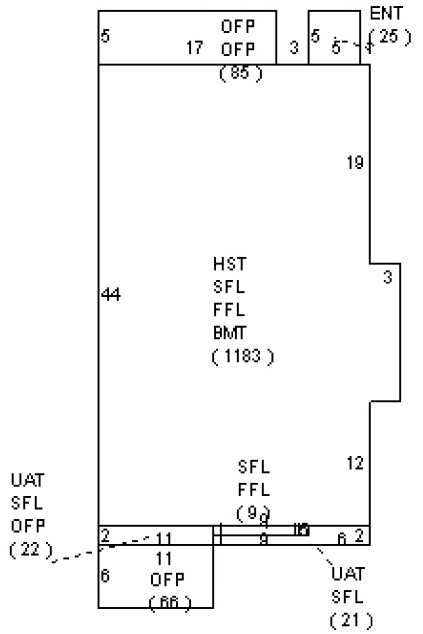
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.22
Special Features:	0	Val/Su Net:	141.09
Final Total:	634200	Val/Su SzAd	210.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,235	167.220	206,518
FFL	First Floor	1,192	167.220	199,327
BMT	Basement	1,183	50.170	59,347
HST	Half Story	592	167.220	98,911
OFP	Open Porch	258	21.320	5,499
ENT	ENTRY	25	24.580	614
UAT	Upper Attic	11	66.890	719
	Net Sketched Area:	4,495	Total:	570,935
Size Ad	3018.5	Gross Area	5119	FinArea 3019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

003.0-0005-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2014	5.38	T	5	104			600			600
22	Wood Deck	D	Y	1	10X20	A	AV	2014	11.00	T	5	104			2,100			2,100

More: N | Total Yard Items: 2,700 | Total Special Featues: | Total: 2,700